

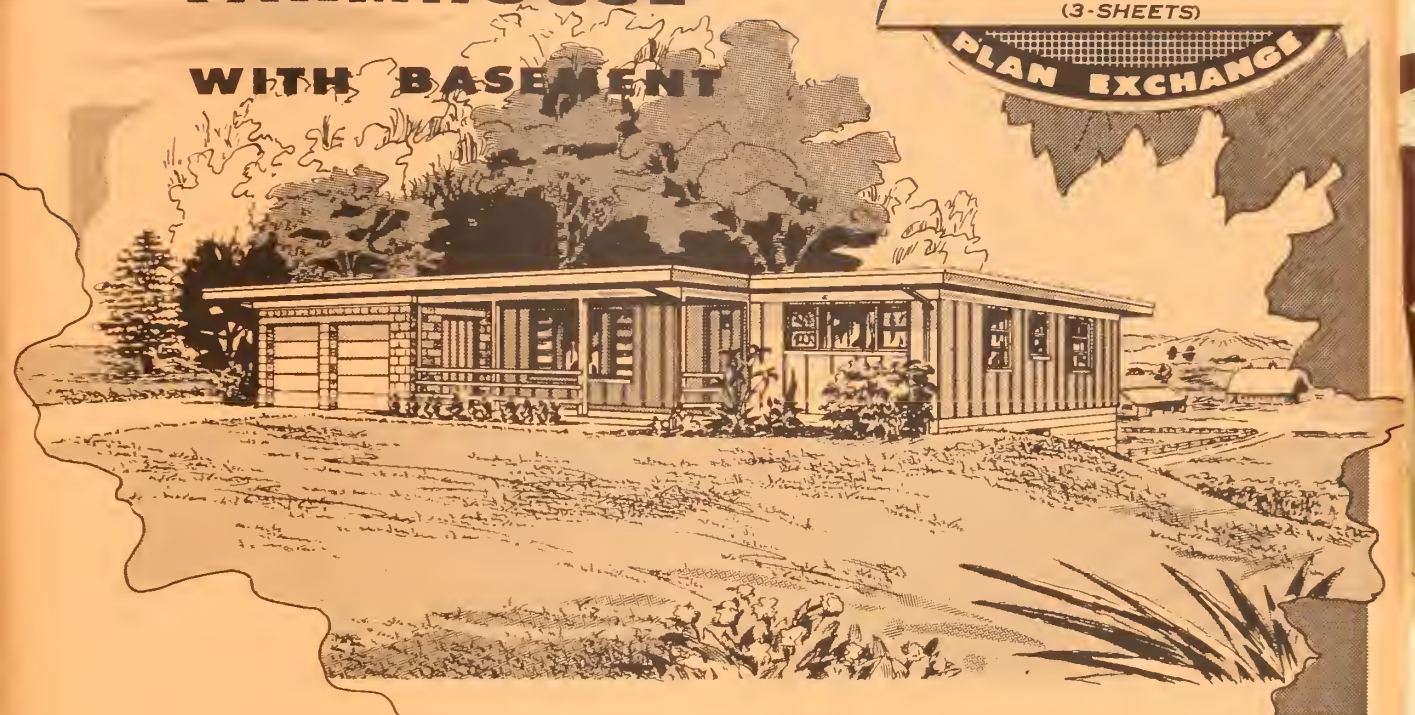
## Historic, archived document

Do not assume content reflects current scientific knowledge, policies, or practices.



# 3 - Bedroom FARMHOUSE WITH BASEMENT

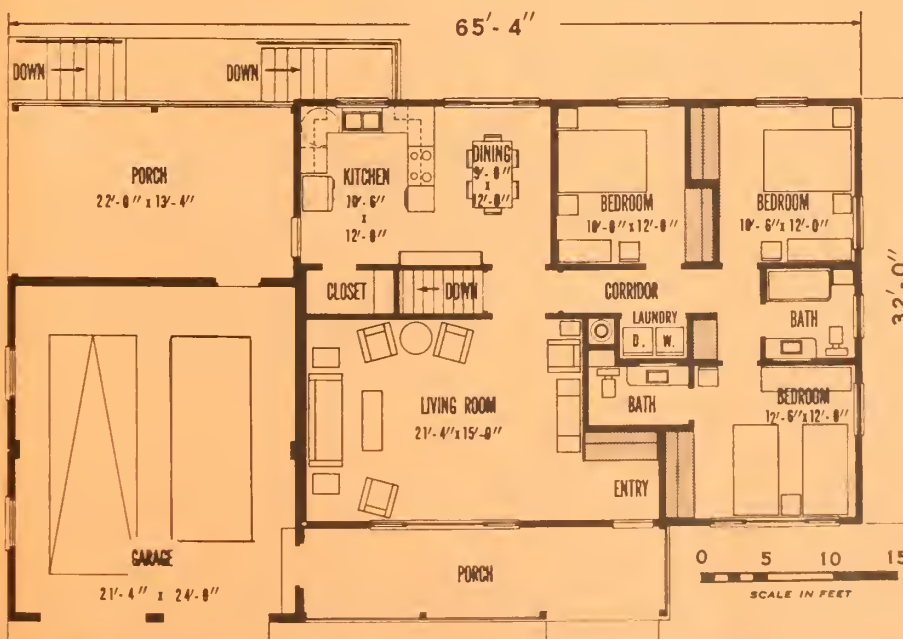
**COOPERATIVE  
FARM BUILDING**  
**Plan No. 7163**  
(3-SHEETS)  
**PLAN EXCHANGE**



This house is frame construction on unit masonry foundation walls. The attached garage is built of unit masonry to give better fire protection to the house.

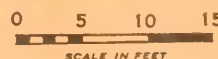
The house has features that should make it comfortable in both summer and winter. The protected access to the garage from both the front and the back, the well-insulated walls and ceilings, the moderate amount of glass area, and the large ratio of floor area to outside wall exposure—all

are desirable features for houses built where winters are cold. Wide eave overhangs and porches protect window areas from the summer sun, and a house of this arrangement and construction lends itself to economical cooling in summer. The back porch is large enough for outdoor dining. Two bedrooms have cross ventilation, and the arrangement of windows and doors provides good ventilation in the living and kitchen-dining areas.

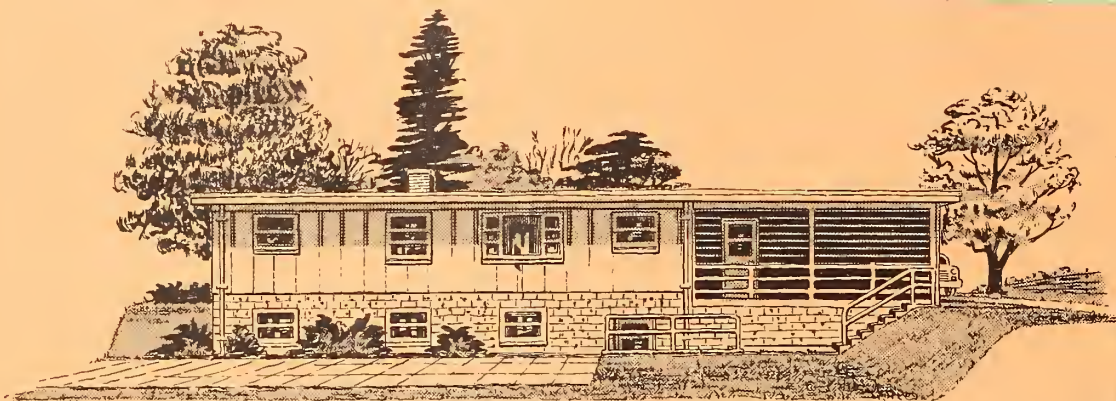


The floor area of this house is less than 1,400 square feet, yet the size and proportion of the living room permit attractive and convenient furniture arrangement. Ample closets (bedroom, linen, cleaning, work clothes, and coat) are close to the areas they serve.

HOUSE AREAS	Square feet
Living.....	1,386
Garage.....	572
Porches.....	293







## REAR VIEW

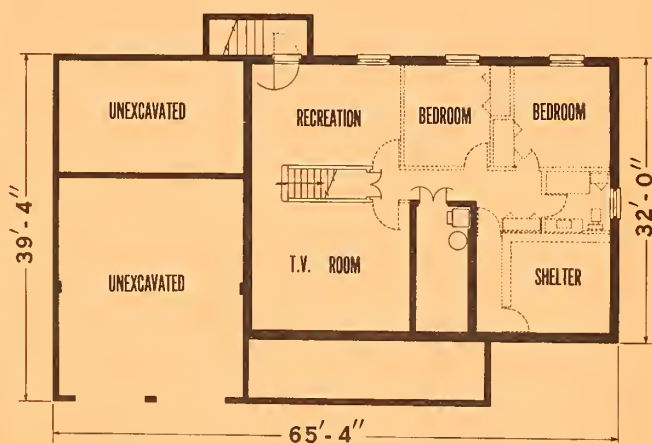
*This view of the rear elevation shows the house on a sloping lot, which provides light and ventilation to the basement area.*

Children playing on the back terrace can be easily supervised from the kitchen and dining room windows. But the clutter of toys and play equipment will not detract from the view from the back windows, since the terrace is on the lower level.

The earth fill at the front of the house gives ideal protection for a fallout shelter in the corner of the basement. Plan 7166 details a shelter designed to fit the space shown on this plan.

Plumbing for the water closet and lavatory in the basement should be roughed in at the time the house is built. The additional cost will be less than if the plumbing is installed later. A basement bathroom is a good investment either for future use or for resale value.

This house can be finished in stages. The basement is shown here unfinished except for the utility room where the furnace and water heater are located. But the house can be readily and easily expanded to a 5-bedroom house by finishing the basement as suggested by the dotted lines on the plan. The house may also be built without the back porch and garage. It is easier to omit this portion at the start and add it later, than it is to omit the fallout shelter. If the shelter is not included at the time the house is built and is added later, some heavy material such as solid concrete blocks supported on timbers would have to be used for overhead protection.

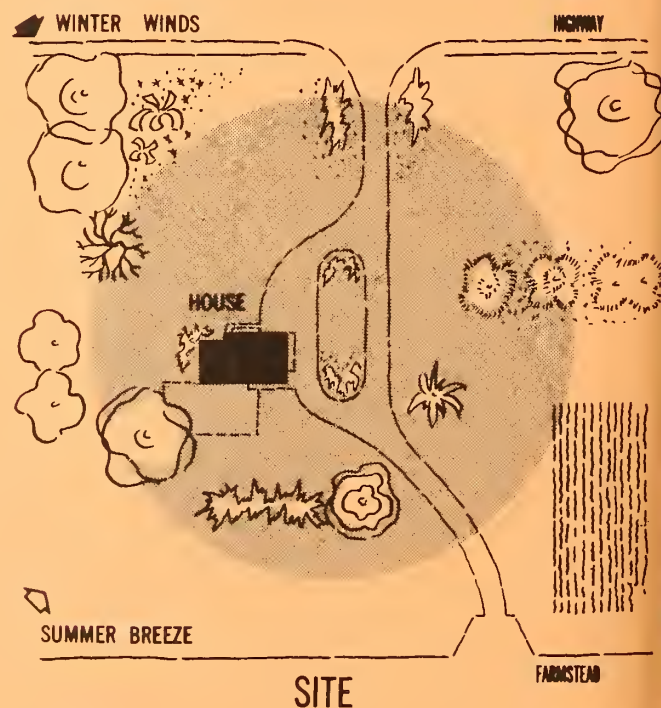


## BASEMENT

Complete working drawings may be obtained through your county agent or from the Extension agricultural engineer at most State agricultural colleges. There is usually a small charge.

**ORDER PLAN NO. 7163, 3-BEDROOM FARMHOUSE  
WITH BASEMENT**

If the working drawings are not available in your State, write to the U.S. Department of Agriculture, Agricultural Engineering Research Division, Plant Industry Station, Beltsville, Md. The U.S. Department of Agriculture does not distribute drawings, but will direct you to a State that does distribute them.



Developed By:

**AGRICULTURAL ENGINEERING RESEARCH DIVISION  
CLOTHING AND HOUSING RESEARCH DIVISION  
AGRICULTURAL RESEARCH SERVICE**



